

City Manufacturing and Development Company's Northwest Addition to Frederick, recorded as aforesaid; and running thence South  $72\frac{1}{2}^{\circ}$  East and through the middle of the joint party wall separating the dwelling house on the land hereby conveyed from the dwelling house adjoining on the South, 130 feet to the West side of a 20 foot alley, thence by and with the same, North  $27\frac{3}{4}^{\circ}$  East 19.9 feet; thence North  $72\frac{1}{2}^{\circ}$  West and through the middle of the joint party wall separating the dwelling house on the lot hereby conveyed from the dwelling house on the North, 130 feet to the east side of Trail Avenue, thence by and with the same South  $27\frac{3}{4}^{\circ}$  West 19.9 feet to the beginning.

(C) All that lot or parcel of land known as Lot No. 17, and a small portion of Lot No. 16, in Block No. 9, as shown on the Plat of the Frederick City Manufacturing and Development Company's Northwest Addition to Frederick, recorded as aforesaid, together with the improvements thereon known as No. 720 and 722 Trail Avenue, and bounded as follows:

Beginning at a point on the eastern margin of said Trail Avenue, said point being the Northwestern corner of said Lot No. 17, and running thence by and with the Northern margin of said Lot (1) South  $72\frac{1}{2}^{\circ}$  East 130 feet to a 20 foot alley, thence with the eastern margin of said lot and the western margin of said alley, (2) South  $27\frac{3}{4}^{\circ}$  West 40.4 feet to the northeastern corner of the lot hereinbefore conveyed as Parcel "B" thence with the northern margin of said lot, (3) North  $72\frac{1}{2}^{\circ}$  West through the joint party wall separating the dwelling house on the said lot hereinbefore conveyed and the dwelling house on the lot now conveyed 130 feet to the eastern margin of said Trail Avenue, and thence by and with said Avenue (4) North  $27\frac{3}{4}^{\circ}$  East 40.4 feet to the beginning.

Being all and the same real estate which was conveyed unto Emma C. Groff by Rose K. Wertheimer, unmarried, by deed dated May 10, 1932, and recorded in Liber No. 412, folio 543, one of the Land Records of Frederick County.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances there-